

B4 (Official Form 4) (12/07)

United States Bankruptcy Court
District of New Jersey

In re Grove Street Realty Urban Renewal, L.L.C.

Debtor(s)

Case No. 10-30427

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
ABJ Sprinkler Co, Inc. PO Box 663 Glassboro, NJ 08028	ABJ Sprinkler Co, Inc. PO Box 663 Glassboro, NJ 08028	Trade debt		100,000.00
Asphalt Paving Corporation 478 Elmwood Avenue, Ste. G Malaga, NJ 08328	Asphalt Paving Corporation 478 Elmwood Avenue, Ste. G Malaga, NJ 08328	Trade debt		21,169.00
DuBell Lumbar Company, Inc. PO Box 1449 Medford, NJ 08055	DuBell Lumbar Company, Inc. PO Box 1449 Medford, NJ 08055	Trade debt		23,999.74
Ed Wood Custom Drywall, Inc. 6 Enterprise Court Sewell, NJ 08080	Ed Wood Custom Drywall, Inc. 6 Enterprise Court Sewell, NJ 08080	Trade debt		34,509.40
EJT Custom Xteriors, LLC 45 N. Liberty Street Hammonton, NJ 08037	EJT Custom Xteriors, LLC 45 N. Liberty Street Hammonton, NJ 08037	Trade debt		41,982.99
Feinberg & Associates, PC One Echelon Plaza 227 Laurel Road, Suite 201 Cherry Hill, NJ 08034	Feinberg & Associates, PC One Echelon Plaza 227 Laurel Road, Suite 201 Cherry Hill, NJ 08034	Trade debt		97,693.22
Friedrich Heating & Air Conditioning, Inc. PO Box 337 Pitman, NJ 08071	Friedrich Heating & Air Conditioning, Inc. PO Box 337 Pitman, NJ 08071	Trade debt		32,111.60
GE Business Financial Inc c/o Derek Baker, Esquire Reed Smith 1650 Market Street Philadelphia, PA 19103	GE Business Financial Inc c/o Derek Baker, Esquire Reed Smith Philadelphia, PA 19103			31,390,752.15 (0.00 secured)
Gill's Landscaping, Inc. PO Box 428 Mullica Hill, NJ 08062	Gill's Landscaping, Inc. PO Box 428 Mullica Hill, NJ 08062	Trade debt		45,905.17
Hannah's Carpentry, LLC 200 Alvine Road Elmer, NJ 08318	Hannah's Carpentry, LLC 200 Alvine Road Elmer, NJ 08318	Trade debt		59,885.50

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(Continuation Sheet)

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Kulzer & DiPadova, PC 76 E. Euclid Avenue Suite 300 Haddonfield, NJ 08033	Kulzer & DiPadova, PC 76 E. Euclid Avenue Suite 300 Haddonfield, NJ 08033	Trade debt		24,306.27
Otis Elevator 30 Twosome Drive, Suite 4 Moorestown, NJ 08057	Otis Elevator 30 Twosome Drive, Suite 4 Moorestown, NJ 08057	Trade debt		33,599.00
Painting by Pearce, Inc. 3116 Shore Road Ocean View, NJ 08230	Painting by Pearce, Inc. 3116 Shore Road Ocean View, NJ 08230	Trade debt		20,632.50
Parke Place Realty Company, Inc. 14 Parke Place Blvd., Ste. A Sewell, NJ 08080	Parke Place Realty Company, Inc. 14 Parke Place Blvd., Ste. A Sewell, NJ 08080	Trade debt		22,600.00
PSE&G PO Box 14444 New Brunswick, NJ 08906	PSE&G PO Box 14444 New Brunswick, NJ 08906	Misc. - utilities		113,370.07
Red Lion Insulation A Masco Company PO Box 363 Berlin, NJ 08009	Red Lion Insulation A Masco Company PO Box 363 Berlin, NJ 08009	Trade debt		65,455.80
Robert K. Foster, Inc. 3880 Willow Drive Newfield, NJ 08344	Robert K. Foster, Inc. 3880 Willow Drive Newfield, NJ 08344	Trade debt		129,080.00
T-Tech Electric, LLC 186 Mantoloking Road Brick, NJ 08723	T-Tech Electric, LLC 186 Mantoloking Road Brick, NJ 08723	Trade debt		90,000.00
Thinkpavers Hardscaping, Inc. 405 Helms Avenue Swedesboro, NJ 08085	Thinkpavers Hardscaping, Inc. 405 Helms Avenue Swedesboro, NJ 08085	Trade debt		21,500.00
Woodbury Cement Products, Inc. 630 S. Evergreen Avenue Woodbury Heights, NJ 08097	Woodbury Cement Products, Inc. 630 S. Evergreen Avenue Woodbury Heights, NJ 08097	Trade debt		35,260.49

**DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the Managing Member of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date July 15, 2010

Signature /s/ Thomas E. Hedenberg
Thomas E. Hedenberg
Managing Member

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.